STATE OF TEXAS COUNTY OF TARRANT

WHEREAS JENNORO IS THE OWNER OF ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE A. ROBERTS SURVEY, ABSTRACT NUMBER 1262, CITY OF FORT WORTH, AND BEING A RE-TRACEMENT SURVEY OF A CALLED 6.251 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO KENNETH REED AND RUBY REED, AS RECORDED IN COUNTY CLERK'S FILE NUMBER D207019490, OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS, AND BEING A PART OF BLOCK A, LAKE CREST ESTATES, UNIT NO. 1, ACCORDING THE PLAT THEREOF RECORDED IN VOLUME 388-T, PAGE 9, PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AT A 5/8" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID 6.251 ACRE TRACT, AND AT THE INTERSECTION OF THE SOUTH LINE OF W.J. BOAZ ROAD AND THE WEST LINE OF SETH BARWISE STREET, AND ALSO BEING THE NORTHEAST CORNER OF SAID BLOCK A;

THENCE SOUTH 00 DEGREES 04 MINUTES 48 SECONDS EAST WITH THE EAST LINE OF SAID 6.251 ACRE TRACT, AND WITH THE WEST LINE OF SAID SETH BARWISE STREET, A DISTANCE OF 741.45 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE IN A WESTERLY DIRECTION WITH THE SOUTH LINE OF SAID 6.251 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) WITH SAID CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 96.78 FEET WITH A RADIUS OF 50.00 FEET WITH A CHORD BEARING OF SOUTH 55 DEGREES 37 MINUTES 37 SECONDS WEST, WITH A CHORD LENGTH OF 82.37FEET TO A 5/8" IRON ROD FOUND FOR CORNER IN THE NORTH LINE OF ANGUS DRIVE, AND AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT:

2) WITH THE NORTH LINE OF SAID ANGUS DRIVE, AND WITH SAID REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 320.98 FEET WITH A RADIUS OF 859.02FEET WITH A CHORD BEARING OF NORTH 79 DEGREES 31 MINUTES 16 SECONDS WEST, WITH A CHORD LENGTH OF 319.12 FEET TO A CAPPED IRON ROD SET FOR CORNER;

3) THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS WEST WITH THE NORTH LINE OF SAID ANGUS DRIVE, A DISTANCE OF 14.79 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID 6.251 ACRE TRACT, AND AT THE INTERSECTION OF THE NORTH LINE OF SAID ANGUS DRIVE AND THE EAST LINE OF BOWMAN-ROBERTS ROAD;

THENCE NORTH 00 DEGREES 04 MINUTES 25 SECONDS WEST WITH A WEST LINE OF SAID 6.251 ACRE TRACT, AND WITH THE EAST LINE OF SAID BOWMAN-ROBERTS ROAD, A DISTANCE OF 549.38 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE WESTERN-MOST NORTHWEST CORNER OF SAID 6.251 ACRE TRACT, COMMON TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO KENNETH R. BURTON AND WIFE, JACKIE ANN BURTON, AS RECORDED IN VOLUME 8310, PAGE 460, DEED RECORDS OF TARRANT COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 55 MINUTES 22 SECONDS EAST WITH A NORTH LINE OF SAID 6.251 ACRE TRACT, AND WITH THE SOUTH LINE OF SAID BURTON TRACT (8310/460), A DISTANCE OF 150.58 FEET TO A 1/2"IRON ROD FOUND IN CONCRETE FOR CORNER AT THE SOUTHEAST CORNER OF SAID (8310/460);

THENCE NORTH 00 DEGREES 03 MINUTES 45 SECONDS EAST WITH A WEST LINE OF SAID 6.251 ACRE TRACT, AND WITH THE EAST LINE OF SAID BURTON TRACT (8310/460) A PART OF THE WAY, A DISTANCE OF 180.03 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE NORTHERN-MOST NORTHWEST CORNER OF SAID 6.251 ACRE TRACT, AND IN THE SOUTH LINE OF SAID W.J. BOAZ ROAD;

THENCE NORTH 89 DEGREES 55 MINUTES 30 SECONDS EAST WITH THE NORTH LINE OF SAID 6.251 ACRE TRACT, AND WITH THE SOUTH LINE OF SAID W.J. BOAZ ROAD, A DISTANCE OF 245.46 FEET TO THE PLACE OF BEGINNING AND ENCLOSING 6.238 ACRES OF LAND MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT, JENNCRO THROUGH ITS DULY SWORN REPRESENTATIVE, RICHARD CROSS DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS LOTS 1-8, BLOCK AR1, LOTS 1-14, BLOCK AR2, AND LOTS 1-8, BLOCK AR3, LAKE CREST ESTATES, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

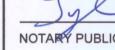
WITNESS MY HAND THIS 12 DAY OF October

RICHARD CROSS

STATE OF

COUNTY OF COOKE

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE. ON THIS DAY PERSONALLY APPEARED RICHARD CROSS. KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.



ry Public, State of Texa July 02, 2019

MY COMMISSION EXPIRES: July 2, 2019

WITNESS MY HAND THIS 12 DAY OF October, 2016

UTILITY EASEMENTS

ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OF PART OF ANY BUILDING, FENCE, TREE SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT: AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR HE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

BUILDING PERMITS

NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

SITE DRAINAGE STUDY

A SITE DRAINAGE STUDY, SHOWING, CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE.) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

PRIVATE COMMON AREAS AND FACILITIES

THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE, OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION/CLUBHOUSE/EXERCISE/BUILDINGS AND FACILITIES. THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

SIDEWALKS

SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS."

CONSTRUCTION PROHIBITED OVER EASEMENTS

NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, OR ANY OTHER UTILITY EASEMENT OF ANY TYPE.

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THE PLAT APPLICATION, BASED UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

PRV'S REQUIRED

PRIVATE P.R.V.'S WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

PARKWAY PERMIT

PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS, AND DRAINAGE INLETS MAY BE REQUIRED AT A TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

COMPLIANCE WITH TREE ORDINANCE # 18615-05-2009 WILL BE REQUIRED.

URBAN FORESTRY PLAN

1. ONE LARGE TREE PER RESIDENTIAL LOT INSTALLED BY BUILDER. 2. EACH TREE TO BE PLANTED 10' BEHIND PROPERTY LINE.

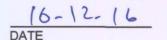
DRIVEWAYS

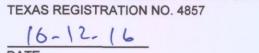
DRIVEWAY ACCESS FROM RESIDENTIAL DRIVES ONTO ANGUS DRIVE, SETH BARWISE STREET, WJ BOAZ ROAD, AND BOWMAN ROBERTS ROAD IS

SURVEYOR'S CERTIFICATION STATE OF TEXAS COUNTY OF COOKE

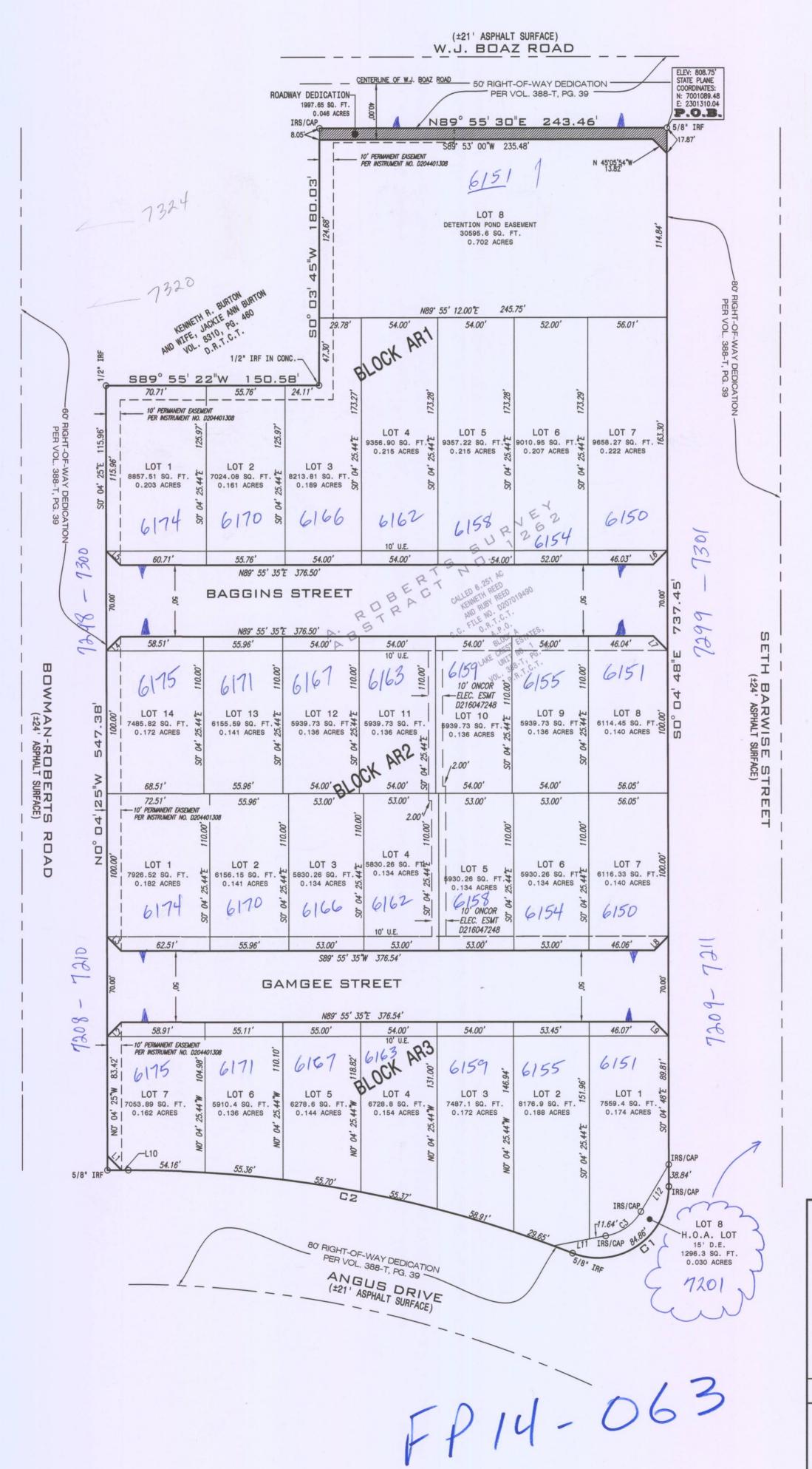
I, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, HEREBY STATE THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

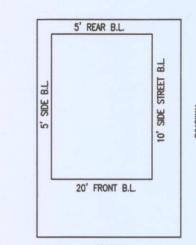
J.E. THOMPSON REGISTERED PROFESSIONAL LAND SURVEYOR





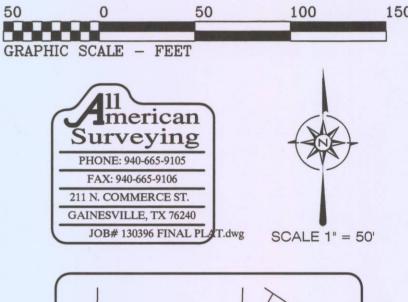


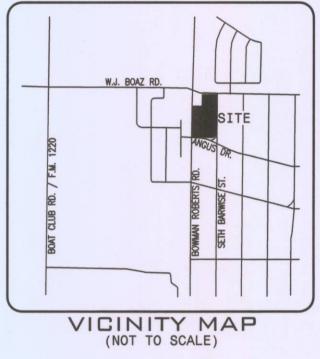




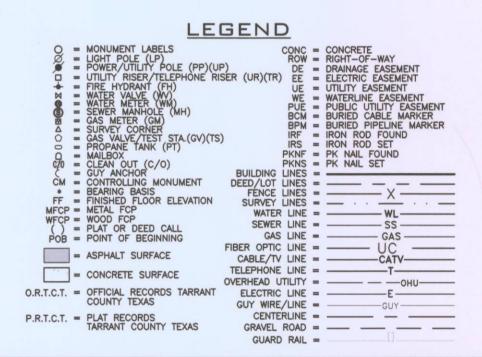
TYPICAL LOT DETAIL (NOT TO SCALE)

Po	arcel l	ine Table
Line #	Length	Direction
L1	14.14'	N45° 04' 28"W
L2	14.14'	N44° 55' 35"E
L3	14.14'	N45° 04' 25"W
L4	14.14'	N44° 55' 35"E
L5	14.14'	S45° 04' 25"E
L6	14.14'	N44° 55′ 23″E
L7	14.14'	S45° 04' 37"E
L8	14.14'	S44° 55' 23"W
L9	14.14'	S45° 04' 37"E
L10	4.79'	S89° 55' 30"W
L11	37.55'	N79° 18' 26"E
L12	38.41	N30° 48' 20"E





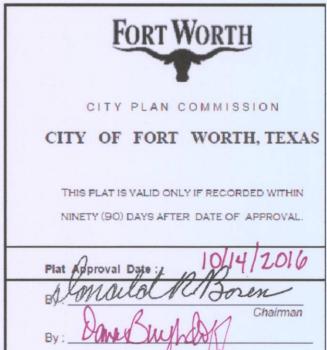
Curve Table Chord Direction | Chord Length Curve # | Length | Radius | Delta C1 | 88.92' | 50.00' | 101°53'25" | N50° 36' 40"E | 77.65' C2 | 320.98' | 859.02' | 21°24'33" | N79° 31' 16"W | 319.12' C3 | 31.22' | 35.00' | 51°06'44" | N55° 33' 43"E | 30.20'



FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, COMMUNITY NUMBER 480596, EFFECTIVE DATE 09-25-2009 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN PANEL 0160 K OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BEARING BASIS ARE DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL NAD 83.





FINAL PLAT LOTS 1-8, BLOCK AR1 LOTS 1-14, BLOCK AR2 LOTS 1-8, BLOCK AR3 LAKE CREST ESTATES 6.238 ACRES

BEING A REPLAT OF A PORTION OF BLOCK A, LAKE CREST ESTATES, RECORDED IN VOLUME 388-T, PAGE 39, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

> PLAT CASE NO. FP-14-063 REF. CASE NO. PP-14-025 DATE: 10-13-2014

CIVIL POINT ENGINEER 3102 MAPLE AVE., STE 400 DALLAS, TEXAS 75201 (972) 554-75201

6012 REEFPOINT CIRCLE FT. WORTH, TEXAS 76135

J.E. THOMPSON 211 N. COMMERCE ST. GAINESVILLE, TEXAS 76240 (940) 665-9105

PLAT RECORDED IN DOCUMENT NUMBER D210242225 DATE 10/14/16